

Rehabilitation Requirements for Pre-HUD Mobile Homes

The necessary paperwork must be completed in order to document that your home has been properly rehabilitated in accordance with the Idaho Mobile Home Rehabilitation Act, which became effective on July 1, 1998. **Before you proceed to rehabilitate your home, please read this letter in its entirety as you may also be confronted with certain zoning restrictions.**

In order for your home to be considered eligible for relocation into many of Idaho's cities and counties, the home must undergo testing and rehabilitative repairs (if needed) by the appropriately licensed contractors in accordance with the following requirements which are prescribed within Section 44-2503 of the Act:

- (1) A smoke detector (which may be a single station alarm device) shall be installed on any wall in a hallway or space communicating with each bedroom area and the living area on the living area side and, when located in a hallway, the detector shall be between the return air intake and the living area. Each smoke detector shall be installed in accordance with its listing and the top of the detector shall be located on a wall four (4) inches to twelve (12) inches below the ceiling. The detector may be battery-powered or may be connected to an electrical outlet box by a permanent wiring method into a general electrical branch circuit, without any switch between the over current protection device protecting the branch circuit and the detector.
- (2) Each room designated expressly for sleeping purposes shall have an exterior exit door or at least one (1) outside egress window or other approved exit device with a minimum clear dimension of twenty-two (22) inches and a minimum clear opening of five (5) square feet. The bottom of the exit shall not be more than thirty-six (36) inches above the floor.
- (3) The walls, ceilings and doors of each compartment containing a gas-fired furnace or water heater shall be lined with five-sixteenth (5/16) inch gypsum board, unless the door opens to the exterior of the home, in which case, the door may be all metal construction. All exterior compartments shall seal to the interior of the mobile home.
- (4) The mobile home's gas piping shall be tested with the appliance valves removed from the piping system and piping capped at those areas. The piping system shall withstand a pressure of at least six (6) inch mercury or three (3) psi gauge for a period of not less than ten (10) minutes without showing any drop in pressure. Pressure shall be measured with a mercury manometer or a slope gauge calibrated so as to read in increments of not greater than one-tenth (1/10) pound or an equivalent device. The source of normal operating pressure shall be isolated before the pressure test is made. After the appliance connections are reinstalled, the piping system and connections shall be tested with line pressure of not less than ten (10) inches nor more than fourteen (14) inches water column air pressure. The appliance connections shall be tested for leakage with soapy water or a bubble solution. All gas furnaces and water heaters shall be vented to the exterior in accordance with chapter 9 of the uniform mechanical code.
- (5) All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and given a polarity check to determine that connections are proper. The electrical system shall be properly protected for the required amperage load. If the unit wiring is of aluminum conductors, all receptacles and switches rated twenty (20) amperes or less directly connected to the aluminum conductors shall be marked CO/ALR. Exterior receptacles other than heat tape receptacles shall be of the ground fault circuit interrupter (GFI) type. Conductors of dissimilar metals (copper/aluminum or copper clad aluminum) must be connected in accordance with section 110-14 of the national electrical code.
- (6) A full water or air pressure test will be performed on the mobile home's water and sewer system.

(a) Water piping shall be tested and proven tight under a water pressure not less than the working pressure under which it is to be used. The water used for tests shall be obtained from a potable source of supply. A fifty (50) pound per square inch (344.5kPa) air pressure may be substituted for the water test. In either method of test, the piping shall withstand a test without leaking for a period of not less than fifteen (15) minutes.

(b) A water test shall be applied to the drainage and vent system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except at the highest opening, and the system filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest opening of the section under the test and each section shall be filled with water, but no section shall be tested with less than a ten (10) foot (3m) head of water. In testing successive sections, at least the upper ten (10) feet (3m) of the next preceding section shall be tested, so that no joint or pipe in the structure, except the uppermost ten (10) feet (3m) of the system, shall have been submitted to a test of less than a ten (10) foot (3m) head of water. The water shall be kept in the system or in the portion under testing for at least fifteen (15) minutes before inspection starts. The system shall be tight at all points.

The above testing, repairs or verification of compliance must be performed only by persons which have been appropriately licensed and who have been authorized to represent licensed contractors. Specialty Electrical Contractors and Specialty Plumbing Contractors will not satisfy for Electrical and Plumbing Contractors on this form. With respect to gas testing, testing performed by licensed heating (HVAC) contractors will also be accepted. **It is your responsibility to verify that your contractor is appropriately licensed prior to hiring contractors to perform a service.**

All testing, repairs or other work necessary to bring the mobile home into compliance with the above requirements shall be completed and be so noted on the rehabilitation checklist. **This checklist, when fully completed, must be returned to this office for review and approval.** Upon approval, the form will be signed and returned to you and will serve as your compliance certificate.

A copy of the rehabilitation checklist will not be kept by the Division of Building Safety. We suggest you make a copy of this fully executed rehabilitation checklist/compliance certificate for your records prior to presenting the certificate to the local jurisdiction at the time you make application to obtain a permit to install the home at a new site. Keep in mind that if the new site under consideration is outside an existing mobile home park, additional zoning restrictions may apply. These restrictions are set forth in section 67-6509(4) Idaho Code.

They may include any of the following:

- (a) That the manufactured home shall be multisectional and enclose a space of not less than one thousand (1,000) square feet;
- (b) That the manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade;
- (c) That the manufactured home shall have a pitched roof, except that no standards shall require a slope of greater than a nominal three (3) feet in height for each twelve (12) feet in width;
- (d) That the manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority;

- (e) That the manufactured home shall have a garage or carport constructed of like materials. A governing board may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.

You may find answers to further questions concerning the mobile home rehabilitation process on the Division of Building Safety's web-site at <http://dbs.idaho.gov> or by calling (208) 332-7144.

JACK RAYNE
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JR/mkd
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